

Costco Fuel Facility #691

Conditional Use Permit

Application PL-19-0199

Planning Commission Meeting

January 15, 2020

Avondale

Purpose

- ▶ Review a Conditional Use Permit (CUP) application request to operate a gas station in the PAD (Planned Area Development) zoning district, conduct a public hearing, and forward a recommendation to the City Council



Aerial Photograph



Project Location



Zoning Vicinity



Project Location



Background

- ▶ 17.9 gross acres
- ▶ Existing gas station
- ▶ Annexed in 1981
- ▶ Freeway Commercial GP Land Use Designation
- ▶ Located in the Freeway Corridor area
- ▶ Zoned Planned Area Development, part of 79-acre Gateway Pavilions PAD, in 1985
- ▶ CUP required for gas station use in Gateway Pavilions PAD/C-2 zoning

Request

- ▶ Construction of 11,650 sf canopy, 16 pumps
- ▶ Members only
- ▶ Continue to operate Mon-Fri 6 a.m. to 10 p.m., and Sat.-Sun, 7 a.m.- 10 p.m.
- ▶ 1st phase: gas station construction
- ▶ 2nd phase: demolition and decommission of existing gas station, develop area as parking
- ▶ Meets parking, landscaping, traffic, and fire safety requirements
- ▶ Access to 99th Avenue and McDowell Road

Elevation



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Public Participation/Notice

- ▶ All required notifications completed
 - ▶ Site posting, legal advertisements in the Arizona Republic, and property owners within 1,000 feet were notified via postcards
- ▶ Neighborhood Meeting – January 14, 2020
- ▶ aVOICE: 3 viewers; 0 comments

Analysis

- ▶ Proposed Costco gas station use meets all five required findings:
 - ▶ Consistent with GP Land Use Map designation
 - ▶ Furthers objectives for development in the Freeway Corridor
 - ▶ Compatible with and not detrimental to surrounding uses
 - ▶ Proposed site plan meets all City requirements (parking, setbacks, landscaping, etc.)
 - ▶ Site has appropriate access to streets
 - ▶ Adverse effects mitigated through conditions of approval

Staff Recommendation

Approval of Application PL-19-0199

Costco Fuel Facility #691

Conditional Use Permit

Subject to three (3) recommended conditions